

STATE OF TEXAS
COUNTY OF DENTON

BEGINNING, at a 1/2" iron rod with orange plastic cap stamped "KAZ" found in the south right-of-way line of Farm-to-Market Road 455 (variable width right-of-way), being the northeast corner of a called 9.922 acre tract of land conveyed to Allen Adan Serrano and Karen Sue Serrano by Warranty Deed of record in Document Number 1995-19882 of the Official Records of Denton County, Texas, being the northwest corner of said 37.93 acre tract, being the beginning of a non-largant curve to the left;

THENCE, S00°22'08"W, along the west line of said 15.789 acre tract, being the common east line of said 0.13 acre tract, a distance of 296.42 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of said 37.93 acre tract, being the southwest corner of said 15.789 acre tract, and the southeast corner of said 0.13 acre tract;

THENCE, S89°14'06"E, along the south line of said Tract 3, being the common north line of said 37.93 acre tract, a distance of 48.35 feet to a point in a creek;

1. S68°40'36"W, a distance of 184.92 feet to a point in a creek;
2. S10°00'36"W, a distance of 67.91 feet to a point in a creek;
3. S59°39'48"E, a distance of 112.66 feet to a point in a creek;
4. S22°54'50"E, a distance of 145.58 feet to a point in a creek;
5. S09°17'04"E, a distance of 192.89 feet to a point in a creek;
6. S26°11'02"W, a distance of 85.53 feet to a point in a creek;
7. S65°16'50"W, a distance of 74.78 feet to a point in a creek;

8. THENCE, S03°00'37"E, a distance of 401.33 feet to a point in a creek at the southwest corner of said Lot 2 and the north corner of a called 23.52 acre tract of land described as Tract 2 conveyed John Harvey Reed, Jr. by General Warranty Deed of record in Document Number 2016-50155 of the Official Records of Denton County, Texas;

THENCE, N88°52'09"W, along the north line of said Tract 2 and a called 6.49 acre tract of land described as Tract 1 conveyed to John Harvey Reed, Jr. by General Warranty Deed of record in Document Number 2016-50155 of the Official Records of Denton County, Texas, being the common south line of said 39.73 acre tract, a distance of 1165.16 feet to a fence post found in the east line of said 9.922 acre tract, at the northwest corner of said Tract 1 and the southwest corner of said 39.73 acre tract;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

BY: _____
SELVIN DAVID LOPEZ MERIDA Date

BEFORE ME, the undersigned authority, on this day personally appeared **SELVIN DAVID LOPEZ MERIDA**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

BY: VERONICA REMEDIOS OLVERA _____
Date _____

BEFORE ME, the undersigned authority, on this day personally appeared **VERONICA REMEDIOS OLVERA**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Development Engineering Consultants, LLC
Contact: Shawn Rockenbaugh
5300 Town & Country Boulevard, Suite 150
Frisco, TX 75034
(469) 850-0060

OWNER
Selvin David Lopez Merida &
Veronica Remedios Olvera
2512 Craig Lane
Denton, TX 76209
(940) 458-1993

DATE OF PREPARATION: 1/17/2023